



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

DECEMBER 11, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the Commission may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 13 copies).

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/HLCVideos.

APPEALS: Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

LICENSING ADVISORY: The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Friday, December 6, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures ([HLC Guidelines](#)). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

GENERAL BUSINESS**A. Public Comment.**

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **November 27, 2019.****C. Approval of the Consent Calendar of **December 11, 2019.******D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(1:50PM) MISCELLANEOUS ACTION ITEM****1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

Reference Number: PLN2019-00234

Staff: Nicole Hernandez, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

(1:55PM) MISCELLANEOUS ACTION ITEM**2. 131-137 E DE LA GUERRA ST**

Assessor's Parcel Number: 031-011-008, 031-011-009, 031-011-010, 031-011-011

Zone: C-G

Reference Number: PLN2019-00234

Owner: State of California

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style commercial storefronts, designed in 1927 in the Spanish Colonial Revival style located at 131-137 East De La Guerra Street.)

(1:57PM) MISCELLANEOUS ACTION ITEM

- 3. 814 SANTA BARBARA ST**
Assessor's Parcel Number: 031-012-018
Zone: C-G
Reference Number: PLN2019-00234
Owner: State of California

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the Hoff General Hospital building constructed in 1941 located at 814 Santa Barbara Street.)

(1:59PM) MISCELLANEOUS ACTION ITEM

- 4. 1708 PATERNA ST**
Assessor's Parcel Number: 019-184-009
Zone: RS-15
Reference Number: PLN2019-00234
Owner: Benenate, Joe/Ruth FAM TR 8/13/94
Joe Benenate, Trustee

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the Mediterranean style building designed by Soule, Murphy and Hastings in 1929 located at 1708 Paterna Road.)

(2:01PM) MISCELLANEOUS ACTION ITEM

- 5. 1731 LASUEN RD**
Assessor's Parcel Number: 019-182-001
Zone: RS-15
Reference Number: PLN2019-00234
Owner: Koman Estates, LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the Mediterranean style building designed by Reginald Johnson, FAIA, in 1916 located at 1731 Lasuen Road.)

(2:03PM) MISCELLANEOUS ACTION ITEM**6. 1322 DOVER RD**

Assessor's Parcel Number: 019-103-009
Zone: RS-15
Application Number: PLN2019-00234
Owner: Levine Survivor's Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the Mid-Century Modern style building designed by Richard Neutra, FAIA, in 1955 located at 1322 Dover Road.)

(2:05PM) MISCELLANEOUS ACTION ITEM**7. 123 E MICHELTORENA ST**

Assessor's Parcel Number: 027-241-011
Zone: R-M
Application Number: PLN2019-00234
Owner: JKRK, LP

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the Mid-Century Modern style building designed by Henry W. Howell and Wallace William Arendt, in 1955 located at 123 East Micheltorena Street.)

(2:10PM) ARCHAEOLOGY REPORT**8. 20 E DE LA GUERRA ST (PLAZA DE LA GUERRA)**

Assessor's Parcel Number: 037-092-037
Zone: C-G/P-R
Application Number: PLN2019-00576
Owner: City of Santa Barbara
Applicant: Brad Hess, Public Works

(City Hall and the California Pepper Tree are designated City Landmarks. The Plaza De La Guerra Revitalization Project involves raising the entire Plaza, as well as De La Guerra Street between Anacapa Street and State Street, to curb height so that the building to building surface would be level. The purpose of the project is to beautify the Plaza and provide a more efficient space for current and future activities.)

Requesting acceptance of a Phase II Archaeological Investigation, prepared by Applied Earthworks, Inc.

(2:30PM) HISTORIC STRUCTURES REPORT**9. LOS PATOS WAY OFF-RAMP UNDERPASS (BRIDGE NO. 51-0235)**

Assessor's Parcel Number: 017-010-079, ROW-001-628
Zone: HRC-2/S-D-3, P-R/S-D-3
Application Number: PLN2019-00591
Owner: Southern Pac Co
Applicant: Eric Goodall, Public Works

(The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed and replaced because the U.S. Route 101 off-ramp at Los Patos Way is being vacated and is no longer needed.)

Requesting acceptance of a Phase I Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded that the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235) was found eligible for listing in the California Register of Historical Resources and as a City of Santa Barbara Landmark or Structure of Merit as an example of a structure that was constructed out of local sandstone. The structure therefore meets the definition of a historical resource under California Environmental Quality Act and the City Master Environmental Assessment Guidelines. The proposed project has the potential to result in impacts to a historical resource and will be analyzed pending further consultation with the City.

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW**10. 801 STATE ST**

Assessor's Parcel Number: 037-400-013
Zone: C-G
Application Number: PLN2019-00557
Owner: Tammy Hughes, Miramar Management
Applicant: Jeff Hornbuckle, The Cearnal Collective

(The Las Tiendas Building, constructed in 1925 in the Spanish Colonial Revival style, by A. C. Sanders, is a designated Structure of Merit. Proposal to renovate the existing 7,110 square foot two-story commercial building to a new 14-room hotel with food and beverage service. The project includes a 2,732 square foot (net) third-story addition with a roof deck and elevator shaft, and an expansion of the existing basement. Development Plan Approval findings are required for the construction of 2,996 square feet (net) new commercial floor area.)

Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on November 27, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

	St Number	Prefix	St Name Vicinity	Year Built	APN
1	2208		De la Vina St.	1948	025-183-019
2	2225		De la Vina St.	1962	025-181-025
3	2300		De la Vina St.	1917	025-113-017
4	2333		De la Vina St.	1930	025-111-008
5	10	E.	Figueroa St	1925	039-282-031
6	224	E.	Figueroa St	1877	029-212-006
7	1834		Laguna St	1906	027-052-001
8	1910		Laguna St	1897	025-393-013
9	1718		Loma	1936	027-152-001
10	301	W.	Pedregosa	1921	027-012-008
11	22	E.	Victoria St.	1925	039-183-031
12	29-31	E.	Victoria St.	1922	039-133-009
13	115	E.	Victoria St.	1927	029-071-023
14	309-311	E.	Victoria St.	1941	029-082-007
15	413	E.	Victoria St.	c. 1923	029-085-017
16	414	E.	Victoria St.	c. 1895	029-132-002
17	616	E.	Victoria St.	c. 1923	029-450-001
18	702	E.	Victoria St.	c. 1925	029-150-001
19	712	E.	Victoria St.	c. 1922	029-150-003
20	10	E.	Yanonali St.	1918	033-081-002
21	129	W.	Yanonali St.	1930	033-062-027
22	132-134	W.	Yanonali St.	1937	033-033-025
23	133	W.	Yanonali St.	1947	033-062-010
24	136	W.	Yanonali St.	1952	033-033-013
25	225	W.	Yanonali St.	1925	033-062-025
26	216- 218	W.	Yananoli St.	1937	033-033-018
27	317-331	W.	Yananoli St.	1930	033-061-002